

**SILVER PEAKS METROPOLITAN DISTRICT NO. 5**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**SILVER PEAKS METROPOLITAN DISTRICT NO. 5  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 32,156	\$ 45,074	\$ 16,216
REVENUES			
Property taxes	3,153	3,022	2,732
Specific ownership taxes	111	120	109
Interest income	-	3	3
IGA revenue - AEMD	300,000	-	40,000
Total revenues	303,264	3,142	42,841
Total funds available	335,420	48,216	59,057
EXPENDITURES			
General and administrative			
Accounting	10,026	12,000	11,550
Accounting consulting	4,795	3,000	-
Banking fees	36	-	-
County Treasurer's fee	47	45	41
Directors' fees	2,200	1,800	2,200
Dues and membership	282	600	1,200
Insurance	2,710	2,118	2,800
District management	1,028	2,500	5,200
Legal	12,715	8,000	12,000
Miscellaneous	377	400	500
Fees and licenses	-	695	-
Payroll taxes	168	138	168
Repay developer advance - principal	200,000	-	-
Repay developer advance interest	55,962	-	-
Contingency	-	704	10,337
Total expenditures	290,346	32,000	45,996
Total expenditures and transfers out requiring appropriation	290,346	32,000	45,996
ENDING FUND BALANCES	\$ 45,074	\$ 16,216	\$ 13,061
EMERGENCY RESERVE	\$ 9,100	\$ 100	\$ 1,300
AVAILABLE FOR OPERATIONS	35,974	16,116	11,761
TOTAL RESERVE	\$ 45,074	\$ 16,216	\$ 13,061

See summary of significant assumptions.

**SILVER PEAKS METROPOLITAN DISTRICT NO. 5**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 40	\$ 40	\$ 40
State assessed	2,120	2,270	39,700
Vacant land	3,370	3,370	-
Personal property	36,150	38,290	-
Oil & Gas	3,050	-	-
Certified Assessed Value	<u>\$ 44,730</u>	<u>\$ 43,970</u>	<u>\$ 39,740</u>
<b>MILL LEVY</b>			
General	68.735	68.735	68.735
Total mill levy	<u>68.735</u>	<u>68.735</u>	<u>68.735</u>
<b>PROPERTY TAXES</b>			
General	\$ 3,075	\$ 3,022	\$ 2,732
Levied property taxes	3,075	3,022	2,732
Adjustments to actual/rounding	78	-	-
Budgeted property taxes	<u>\$ 3,153</u>	<u>\$ 3,022</u>	<u>\$ 2,732</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<u>\$ 3,153</u>	<u>\$ 3,022</u>	<u>\$ 2,732</u>
	<u>\$ 3,153</u>	<u>\$ 3,022</u>	<u>\$ 2,732</u>

See summary of significant assumptions.

**SILVER PEAKS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Court Order dated November 20, 2000, to provide financing for the construction and installation of regional public improvements, including streets, traffic safety, water, sanitary sewer, storm drainage, park and recreation, transportation, and mosquito control improvements for the Silver Peaks development. The District was formed in conjunction with four other metropolitan districts. The District's service area is located in Weld County, Colorado, entirely within the Town of Lochbuie (Town).

The District intends to receive developer advances to help fund operating and administrative expenditures until other revenues are available to the District. The construction of District facilities is expected to be financed by developer advances until bonded debt is issued to repay the developer.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**SILVER PEAKS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The forecast assumes that the District's share will be equal to approximately 4% of the property taxes collected by the District. The budget assumes that all of the specific ownership taxes will be pledged to debt service on the bonds during the term the bonds are outstanding.

**Developer Advances**

Developer advances are to be recorded as revenue for budget purposes with an obligation for future repayment.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, management, insurance, meeting expense, and other administrative expenses.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Leases**

The District has no operating or capital leases.

**SILVER PEAKS METROPOLITAN DISTRICT NO. 5  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

**This information is an integral part of the accompanying budget**